

District VI Advisory Board
Minutes
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Monday
August 17, 2016
6:30 PM

Evergreen Park & Recreation Center
2700 N Woodland, Wichita, KS 67204
South Side Room

The District VI Advisory Board meeting was held at 6:30 p.m. at the Evergreen Park & Recreation Center South Side Room 2700 N. Woodland, Wichita, KS 67204. There were eight District Advisory Board members in attendance, including CM Miller, two City staff, and six members of the public who signed in (however five of these left after finding out that one of the zoning issues was not being presented)

Members Present

Denise O'Leary-Siemer
Gregory Boyajian
Linda Matney
Carmen Gard
Cindy Claycomb
Josef Hamilton
James Deckard

Staff Present

Bill Longnecker
Rebecca Fields, CSR

Members Absent

Scott Dunakey
Steve Mason
Deborah Sanders
Joel Weihe

Guests

Listed on last page

Council Member Miller called the meeting to order at 6:32 pm and welcomed everyone.

Approval of Minutes

The agenda was approved as submitted. Carmen Gard made the motion to approve, and Josef Hamilton gave the 2nd motion. **Motion carried (7-0)**

Public Agenda

1. **Scheduled items:** None

2. **Off-agenda items:** None

Staff Presentation

3. **Community Police Report:** None

4. **Wichita Fire Department Report:** None

Board Agenda

5. CON2016-00024 Bill Longnecker, MAPD

Bill Longnecker, MAPD, presented a request for a conditional use to allow a nightclub, generally located on the northeast corner of west 33rd St North and north Arkansas Avenue. This proposed nightclub is part of the west 445 feet of Lot 1, Northgate Center Addition, which was recorded from the Sedgwick County Register of Deeds in 1964. The proposed nightclub, Joyce's Club and Deli, was noted in the CON2012-00031 report as a tavern/drinking establishment.

The club's occupancy is for 87 people which means that they need 44 parking spaces. There are more than 44 spaces available in the current parking lot. This particular site/landlord has had a difficult time in keeping tenants. There is an elementary school catty-corner from the location. The limited commercial zoning is underdeveloped throughout the surrounding area. The Agent for the property owner is not here tonight. MAPC staff recommend approval.

Carmen Gard asked if this request was only for the space leased for Joyce's club as it is right now, and Bill replied "yes".

Gregory Boyajian asked about fencing behind (north) the club due to residences being there. Bill Longnecker replied that the west 45 feet behind the center will need to be screened (privacy fence).

Deann Davenport, a citizen who lives at 517 Menlo, asked if the zoning was only for the applicant, and Bill replied "yes".

Council Member Janet Miller asked Bill if the Planning Department has a "tickler" system that alerts MAPD staff to check on the compliance of their cases. Bill replied "yes, it's a 90 day check, but applicants can ask for an extension."

James Deckard made a motion to approve CON2016-00024 as recommended by staff.

Carmen Gard made a 2nd motion.

Council Member Janet Miller asked Bill if the Statement of Reasons that was attached to the staff report was submitted by the applicant, and Bill affirmed.

The motion carried 7-0.

6. Issues of Concern

Council Member Miller conveyed to the board that MAPC approved the Oxford House with recommendations. She further stated that she has a meeting with MAPC staff tomorrow (August 18th) regarding legalities.

Denise O'Leary –Siemer asked if Oxford House is a franchise, and CM Miller replied no, but they are a nationwide organization that assists and guides those houses that are in their network.

Updates from Council Member

Council Member Miller stated that the apartments were approved that are east of tonight's site, and that the official groundbreaking will be announced later this year.

There will be a coffee this Saturday, August 20th, to discuss the events for Nico Hernandez, the bronze medalist from Wichita. Nico is flying back home on August 23rd and there will be a welcome event at the Dwight D. Eisenhower Airport Terminal, and on Saturday the 27th there will be a parade that starts at 21st and Broadway, ending at North High School where a celebration is planned.

Announcements

Council Member Miller, announced that September's DAB meeting will be on September 12th due to the Labor Day holiday.

The meeting adjourned at 7:09 pm.

Guests

Deeann Davenport

(The guests listed below left the meeting upon hearing that their zoning case was not being heard tonight)

Liz Wey....

Janet Gray

John Dwire

Gene Bellows

Mike P.....

Respectfully Submitted

Rebecca Fields on behalf of Martha Sanchez, Community Service Representative District VI